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## **Stonegate Group unveils the Legion Condominium at 13 West Central**

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Natick, MA Selectman Susan Salamoff joined town officials and honored guests of Stonegate Group at a ribbon-cutting ceremony for the newly renovated 13 West Central St., the former site of American Legion Edward P Clark Post 107.

Selectman Salamoff thanked Stonegate Group for their "...special attention to detail in redeveloping the American Legion building to the Legion Condominium that not only maintains the character of Natick Center but adds to needed housing in Natick Center. Natick residents who wish to stay in Natick have an opportunity to downsize their homes and stay in the community."

Stonegate Group began construction in August of 2016, and has designated the building the "Legion Condominium," a homage to its former life of several decades as an American Legion Post. The building was originally constructed circa 1880 and has hosted a variety of organizations including the Underwood Furniture Company, Natick District Court and F.W. Woolworth Company.

Sean McGrath, president of Stonegate Group said, "We're proud to be involved in bringing life back to this prominent Natick landmark."

Renovations of this mixed-used property included a complete demolition of the building, with the exception of the south and east elevations, which were preserved in an effort to retain the historic character of the building.

The property is comprised of four retail units on the first floor and eleven one and two bedroom units on the second and third floors. For residential tenants, the building houses an underground parking garage for their exclusive use, elevator access, a roof top deck overlooking Natick Common, and features such as quartz countertops, hardwood floors, in-unit laundry, and Wi-Fi enabled thermostats.

The building has already generated a great deal of interest from both potential residential renters as well as commercial tenants alike who are interested in settling in downtown, which is currently in the midst of a cultural and economic revitalization.

The newest property in the Natick Center District has been actively marketed by Stonegate Group for retail, restaurant, office and other commercial uses. McGrath said, "13 West Central St. is a win for anyone seeking to grow their business or to start a new venture. There has been a lot of local

attention focused on this redevelopment project, and it would be a terrific opportunity for any business hoping to be in the center of a supportive community.”

Commercial spaces will be leased in warm shell condition and will range from approximately 837 s/f to 2,687 s/f. A larger business would be able to lease up contiguous spaces, a total of 5,941 s/f.

Stonegate Group, LLC is a leading developer and manager of residential and commercial properties. Based in Natick, Stonegate Group also owns and manages over 500 residential units and over 400,000 s/f of commercial space throughout the Metrowest area and has been a leading provider of rental housing for close to 30 years.

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